



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

September 2nd, 2015

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

9-16-15
C. Kimbrough

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair, Mark Curtis.

Roll Call: Ashley Tucker, Jim Cole, Rick Williams, Mark Curtis, Sean Collyge and Ron Homeyer were present. Starr Leyva was absent.

Staff present: Building Official – Glenn Tracy, Planning Director – Taylor Reamer, and County Planner—Caitlynn Kimbrough were present.

Public Present: There was 1 member of the public present.

Disposition of Minutes: 08-19-2015.

Mr. Williams moved to approve the August 19th, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Tucker. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business:

- I. **War Eagle Custom Lures – Brasher Variance #15-112, 14352 E Hwy. 12, Rogers
Represented by Pat Adams, 86 Yocum Rd., Rogers**

Mr. Curtis asked Staff for the report of Brasher Variance #15-112.

Staff gave a presentation on Brasher Variance #15-112, outlining the information in the Public Hearing Report.

Applicant Comment:

Mr. Adams stated the location of the septic system was located on the east side of the building and is functioning properly.

Board Comment:

Mr. Tucker asked Mr. Adams if he had any contact with the neighbors.

Mr. Adams stated that Mr. Brasher had spoken with the property owner of the surrounding properties and that he was okay with Mr. Brasher's plans.

Public Comment: None

Mr. Cole moved to approve the Brasher Variance, #15-112.
The motion was seconded by Mr. Williams.
The motion carried 6-0.

War Eagle Lures – Brasher Variance was approved.

Public Hearing adjourned at 6:09pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:09pm

Old Business: None

New Business:

- I. **Carroll Electric Service Station Site Plan Review, #15-139, 10720 N AR Hwy 59, Gravette
Represented by Blake Jorgensen, 124 W Sunbridge #5, Fayetteville**

Mr. Curtis asked Staff for the report of Carroll Electric Service Station SPR, #15-139.
Staff gave a presentation on Carroll Electric SPR #15-139, outlining the information in the TAC Report.

Applicant Comment:

Mr. Jorgensen stated that most of the outstanding items had been resolved and that the others were just waiting on confirmation from other agencies.

Board Comment:

Mr. Tucker asked how many trucks would be entering and exiting off of Hwy 59.
Mr. Jorgensen stated it would be based on the frequency of emergency situations. Therefore, the number would change based on the circumstances. Mr. Tucker stated he asked the question because there are places along the highway with low visibility.

Mr. Tucker asked if the white pines on the site plan are the only buffering between the warehouse and the residences.

Mr. Jorgensen stated there was discussion on adding smaller shrubs below the trees.
Mr. Tucker stated he would like to see more dense vegetation to buffer the service station.

Mr. Tucker asked where the retention pond would be discharged.
Mr. Jorgensen stated there was a small run off pathway that reaches a creek.

Mr. Cole asked the purposed of the stock pile.
Mr. Jorgensen stated it was a location to store the stripped top soil and reuse when landscaping. The area is just for storage during construction.

Mr. Homeyer asked about the well on site.
Mr. Jorgensen stated they would hook up to domestic water with a waterline extension and meter.
Mr. Homeyer asked if the well would be abandoned.

Mr. Jorgensen stated he was unsure if the well would be deemed officially abandoned but it would be separate project.

Mr. Curtis asked the distance to extend the water line.
Mr. Jorgensen stated it would be around 700 ft. total.

Mr. Tucker stated there were problems getting pressure along the route and asked if there had been a flow test.
Mr. Jorgensen stated there had not been a flow test done.

END OF DISCUSSION

Other Business: None

Mr. Curtis opened the discussion for comments on the septic tank ordinance.
Mr. Curtis stated that the ordinance passed through the legislative committee and is now moving forward to the committee of the whole.
Mr. Tucker stated he wanted the ordinance to pertain to property owners not only selling but subdividing land as well.
Mr. Sudduth stated the importance of the ordinance as it protects the buyer, seller and the environment.
Mr. Curtis opened the floor for a vote on the Septic Tank Ordinance.

Mr. Williams moved to approve the Septic Tank Ordinance endorsement.
The motion was seconded by Mr. Tucker.
The motion carried 6-0.

The Septic Tank Ordinance endorsement was passed 6-0.

STAFF UPDATES:

- I. Administrative Approvals
 - A. Roncaglione Minor Subdivision, #15-131, 13414 W Pierce Rd., Bentonville

DISCUSSION ITEMS: None

Meeting Adjourned at 7:39pm.